



Dear Valued Straight Line Customers,

It is our goal here at Straight Line to provide you with the best customer service possible.

If you ever have a question or concern after Straight Line has performed your repair, please call our office directly. If you want to offer any feedback and/or be a reference, please either call or email our office at: **office@straightlinefoundationrepair.com**

We want to make sure that your concerns are addressed in a timely manner. Our office staff will always take your phone calls and get your concerns taken care of.

Examples of when to call the office:

- If you have a question about your warranty paperwork, i.e. paid invoice, warranty certificate, etc.
- If you have a warranty issue or concern
- If after repairs are complete you have a concern, please call the office to schedule someone to come out and do a warranty evaluation.
- To schedule your representative to come and do an evaluation on another property you own or are looking to purchase.
- If you have a technical question and cannot get in touch with your representative, please call the office and we will get the message to him and make sure you are called back in a timely manner.

While your representative is always available via their cell phone, they get many calls a day. Our goal at Straight Line is to never have a situation where your phone call goes unanswered.

Thank you for trusting Straight Line Foundation Repair & Drainage, LLC with your property. We appreciate your business.

Our Contact Info:

www.straightlinefoundationrepair.com

817-640-1000 Office (Metro)

325-665-1301 Abilene

817-900-7222 Fax

Don't hesitate to contact us if you have any questions.
Metro 817-640-1000 or Office@straightlinefoundationrepair.com



Tips for Drainage and Watering

Do's:

1. The yard next to your home **SHOULD** slope away from the house for at least 5 feet. This is to ensure that water does not pool next to the foundation, which will cause uneven settlement, and possible upheavals.
2. **RAIN GUTTERS** are an excellent means of controlling where water is displaced around your home. When **INSTALLING** rain gutters, pay close attention that the downspouts release water **ONLY** in areas with good drainage.
3. Your foundation needs water, but too much or too little water **WILL** create foundation problems. The key to foundation stability is to maintain a consistent moisture level around the home. **SPRINKLER SYSTEMS** help tremendously, but normally do not provide enough water **AT** the foundation. Therefore, use of a **SOAKER HOSE** is highly recommended, even in conjunction with a sprinkler system.

Soaker Hose Use:

1. You should **ALWAYS** use the round, porous hose and **NOT** the flat hoses with holes on top. The porous hoses allow water to "ooze" out evenly along the length of even a very long section of hose, and allow you to turn the water valve on full **WITHOUT** the concern of uneven water distribution.
2. The soaker hose should be placed approximately 8-12" **AWAY** from the foundation-not right against the home. You **DO NOT** have to water across driveways or patios, but watering **AROUND** patios (as if they were an extension of your foundation) will help to keep them more stable as well.
3. The soaker hose **SHOULD** be used at the coolest part of the day, as feasible. Battery powered timers (available in the Garden Center near garden hoses) are an inexpensive way to "remember" to water, as well as allowing you to water during the coolest times of day.
4. The soaker hose **SHOULD** be used for 1.5 to 2 hours (increase by 30 minutes in areas with large bushes or a lot of foliage) all the way around the home under the following schedule:
 - Below 60 degree days: usually unnecessary **UNLESS** we are in a drought.
 - 60-75 degree days: 1 time **PER** week
 - 75-95 degree days: 2 times **PER** week
 - 95 degree days or higher: 3 times **PER** week **STAGGERED**

Don'ts

1. The dirt around your home **SHOULD NOT** be at the top of your foundation. This will allow both moisture and insect penetration into your home. Soil **SHOULD** be at least ½" below the top of the concrete foundation, and slope **AWAY** from the house from there.
2. Trees and large shrubs (like photinias and hollies) **SHOULD** be planted at least 10 feet away from the home, as these root systems drink a tremendous amount of water from the soil under your home, and they also create breaks in your plumbing system.
3. Gutter downspouts should **NEVER** empty water into an area where it will be trapped near the foundation. Pooling water can create uneven foundation movement and more severe problems like upheaval.

How to Unclog a French Drain

To keep dirt from building up in the pipe which will prevent water from flowing in and out, you need to clean the French drain. A clogged interior French drain can result in water in your basement. **If you have a clogged exterior drain, water will start backing up and won't drain properly out of your yard. If there is a clog, you'll need to know the steps to fix it.**

Step 1: Locate an end of the French drain. You'll see a hole in the ground where the French drain end begins. If you're uncertain where the drain starts, try looking at the highest point of your yard, since the design of the French drain is to help water run downhill.

Step 2: Use a garden hose to run water down the French drain. If you notice the water backing up instead of running straight through, it's clogged.

Step 3: Use a pressure washer to unclog the drain, which will use high pressure to send water down the drain. When you do this, stand to the side, because the water could end up coming back out at you once it hits the clog. Aim the high-pressure water at the bottom of the French drain to eject the clog. Moving the spray around, clean all sides of the pipe.

Step 4: Use a sewer snake for stubborn clogs. A snake is a long piece of piping you will stick down the French drain to reach the clog. Gently push the clog with the snake to try and free it up. If it breaks free or even feels looser, switch back to using the pressure washer to be sure you break up and dissipate the entire clog down the drain. You'll continue using both the pressure washer and sewer snake until you see the water flowing freely down the drain.

French Drain Maintenance

Fortunately, there's not much regular maintenance needed for a French drain to function. However, over time, debris and leaves can build up in the drainpipe's holes, compromising its effectiveness. To prevent this, clean out and snake the French drain once a year.

Whether you're performing interior French drain maintenance, basement French drain cleanout or exterior French drain maintenance, you'll need an electric sewer snake. You can easily rent one if you don't want to buy it. You can find them for rent at hardware stores, home improvement centers and tool rental facilities.

Snaking the Drain

Here are the steps to snake and clean a French drain.

1. Before you begin, put on some tough leather gloves. The gloves help protect your hands from becoming torn up as you feed the snake's cable into the drain.
2. Uncover the drain's lid. If the French drain attached to a gutter downspout, you'll have to remove the downspout from the drain's entry point.
3. Turn the snake on and feed its cable into the French drain.
4. When the snake cable hits an obstruction or a turn in the drain, hold it back as the snake is turning in the pipe. Once it overcomes the turn in the drain or obstruction, feed it forward gently into the drain.
5. Continue feeding the cable into the drain until it gets to the other side. Allow the snake to turn inside the drain when it hits resistance from tree roots, clogs and other obstructions.
6. When finished, retract the snake and feed it back into the device.
7. Using a hose in power jet mode, spray water into the drain using a garden hose to push out debris or other obstructions.



Maintaining your Foundation

We recommend post-lift plumbing tests be performed on the sewer and potable plumbing lines.

Plumbing leaks can cause continual movement of the soil under the foundation even after repairs have been made. It is very important that any plumbing leaks are repaired after your foundation work is complete.

Maintaining a fully functioning gutter system will minimize ponding, soil loss and erosion, and will help control seasonal movement near the foundation. The gutter system should direct storm-water discharge away from the foundation through downspouts to a well-drained area that is graded away from the foundation. Optimally, we recommend the gutter system discharge via in-ground solid pipe to a low-lying area far away from the foundation.

Vegetation maintenance and a foundation and yard-watering program will also help control seasonal movement.

Maintaining consistent moisture levels in supporting soils at all times of the year is necessary. It is important that the soils be stabilized and maintained with grass or ground cover around the perimeter of the structure to prevent erosion and an exposed or improperly embedded foundation.

Large to medium-sized trees, and even large or numerous shrubs, growing too close to a foundation can dramatically affect the moisture content of the soils within the zone of influence beneath the structure. Root systems extract large quantities of water from underlying soils and result in large volumetric changes in the soils (shrinkage). As the tree absorbs water from the soil and the soil volume decreases, the foundation will settle in unsupported.

If problematic roots are observed, we recommend removal or installation of tree root barriers.

Grading of the soils around the foundation is a critical element to your foundations health. Sloping the soils away from the home and preventing water from ponding near the foundation is needed to prevent soil "heave". If ponding is noticed near the foundation during the rainy season, consult with an engineer or a drainage contractor immediately. Over-saturated soils can cause "heave" or settlement and contribute to foundation movement.

Expectations: Seasonal Movement

If the structure has endured pre-repair foundation differential movement, residual differential elevation and perceptible floor slope or some leaning door frames/windows or other noticeable issues may remain following the foundation repairs.

The soils beneath and surrounding the structure are known to shrink and swell as the seasonal soil moisture content fluctuates. You can anticipate that some cracks in the interior and exterior walls may surface due to seasonal movement within the soils, even after foundation repair. Periodic repair of this type of cracking may be needed.

Information in this handout provided by an Engineering Firm

Straight Line Foundation Repair, LLC
8120A White Settlement rd suite 7
Fort Worth, TX 76108 USA
+18176401000
www.straightlinefoundationrepair.com



Invoice

BILL TO

CHURCH, THOMAS
1011 THORNBRIDGE CT
ARGYLE, TX 76226

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7398-0326	03/30/2026	\$0.00	03/30/2026	Due on receipt	

REP
JM

ACTIVITY	QTY	RATE	AMOUNT
Foundation Repair INSTALL 24 CONCRETE PRESSED PIERS TO LIFT AND STABILIZE 4 PIERS WILL BE INTERIOR BREAKOUTS IN CARPETED CLOSET TUNNEL APPROX 30FT TO INSTALL 4 INTERIOR UNDER BATHROOM 1 PIER WILL BE EXTERIOR BREAKOUT POST PLUMBING TEST ENGINEERING GUEST HOUSE	1	13,905.00	13,905.00
Foundation Repair INSTALL 10 CONCRETE PRESSED PIERS TO LIFT AND STABILIZE TUNNEL APPROX 20FT TO INSTALL 3 INTERIOR UNDER BATHROOM POST PLUMBING TEST ENGINEERING	1	6,930.00	6,930.00

PAID

THANK YOU FOR YOUR BUSINESS!!!

PAYMENT
BALANCE DUE

20,835.00
\$0.00

Ways to pay

BANK

[View and pay](#)

INVOICE



Elite Plumbing
Stewart Bloodworth
M-40204
3701 Pecan Park Dr Weatherford TX 76087
(817) 368-2607
eliteplumbing12@yahoo.com

Invoice # 5753
Date Wed Apr 15, 2026
Balance \$0.00
Due On Tue Apr 14, 2026

Bill To:

Thomas Church Straight Line Foundation
1011 Thornridge Ct
Argyle, Texas 76226
(972) 670-6430

Service Location:

Thomas Church Straight Line Foundation
1011 Thornridge Ct
Argyle, Texas 76226
(972) 670-6430

Description	QTY	Price	Amount
Hydrostatic Test What Was Done:	1	\$0.00	\$0.00
- We used the cleanout to access the main sewer line and conducted a hydrostatic pressure test, which involved filling the line with water and monitoring for any pressure loss. - The test was designed to check for leaks or weaknesses in the plumbing system.			
Test Results:			
The test passed successfully, as there was no water loss during the procedure, indicating that your sewer system is in good condition with no leaks.			
Reason for the Service:			
A hydrostatic test is an effective way to assess the integrity of your plumbing system and ensure that there are no leaks or issues that could lead to water damage or costly repairs down the road.			

Leak detection	1	\$0.00	\$0.00
What Was Done:			
- We attached a pressure gauge to the hose bib and applied pressure to the system to test for leaks. - The test allows us to assess the integrity of the plumbing system by monitoring pressure changes, which can indicate potential leaks.			
Test Results:			
- The pressure remained stable throughout the test, with no leaks detected. - Everything is functioning properly and your plumbing system is in good working condition.			
Reason for the Service:			
The pressure leak test is a diagnostic tool used to ensure your plumbing system is free from leaks, which helps prevent water waste or future plumbing issues.			

Sub total	\$0.00
Total	\$0.00
Balance Due	\$0.00

Terms:
By paying the due balance on invoices provided, the Client hereby acknowledges that all requested service items for this date and/or any other dates listed above in the description section of the table, have been performed and have been tested showing successful satisfactory install/repair, unless otherwise stated on the invoice, in which labor service charges still apply if any repairs have been made. By accepting this invoice, the Client agrees to pay in full the amount listed in the Total section of the invoice.

Notes:
www.eliteplumbingdfw.com

Thank You For Your Business!
Texas State Board of Plumber Examaminers
P.O.Box 200Austin, TX 75765

1-800-845-6584

Initial Report for Foundation Assessment

Date: May 5, 2026

Attention: Straight Line Foundation Repair & Drainage Systems, LLC (The Client)

Subject: Foundation Review
1011 Thornridge Ct., Argyle, Texas (Guest House)

Authorization and Scope:

Nortier Engineering Consultants, LLC (NEC) has been retained by the Client to perform a review of the Contractor's limited repair plan dated **3/30/2026** for the slab on grade foundation system of the 1 story residential home with brick veneer located at the subject address referenced above. This report provides our opinion as to whether or not the repair plan presented by the Contractor is reasonable for the structure in question based upon the elevations taken.

Conclusions/Specific Recommendation:

NEC performed a review of the Contractor's limited repair plan for the foundation for the subject property on 5/5/2026. The Contractor performed a floor survey using a Zip-level Pro-2000 series, collecting relative floor elevations, to aid in surface topography mapping of the floor(s). Elevations shown are adjusted for the type of flooring encountered to reflect a consistent measuring plane. The map of the existing floor elevations can be seen in the figure attached to this report. NEC has not performed a visual evaluation of the structure.

Based on review of the Contractor's limited repair plan for the foundation, and reasonable professional engineering opinion, we've determined that movement of the foundation has occurred and should be repaired. Although complete levelness cannot be guaranteed, or may not be attainable, the Contractor's proposed plan should improve the performance of the foundation. It is recommended that **twenty-four (24) piers** be installed as indicated on the figure(s) attached to this report. Locations of internal piers [if needed] are intended to be approximate. The Contractor should locate the beams and place internal piers accordingly. Furthermore, the proposed foundation repairs shall meet or exceed **Chapter 4 of the 2021 International Residential Code (IRC)**, as it relates to foundations and any local applicable amendments to the IRC.

This report is solely based on information gathered from reviewing the Contractor's limited repair plan, and does not take into consideration any changes in condition of the foundation or soils after the date which the information was gathered.

General Recommendations:

It is recommended that a guttering system be installed if the house does not have gutters. Installing a guttering system will direct water away from the foundation and reduce the potential for ground erosion near the foundation footing.

It is also recommended that the plumbing systems be checked after any repairs are made to the foundation system. Vertical movement of the foundation system can impose stresses on the plumbing infrastructure and cause leaks.

It is recommended that soil grading be maintained such that the bottom portion of the foundation is below grade, as per the governing code and a watering system be utilized around the perimeter of the house. Fluctuations in moisture content of the soils near the foundation of the house can cause differential settlement. If the moisture content is kept consistent, the potential for differential movement is mitigated.

Furthermore, grading around the perimeter of the building should be maintained as sloping away from the foundation at a minimum of 6 inches fall within the first 10 feet from the foundation. Such grading configuration should prevent localized water accumulating around areas of the foundation. Saturated soils decline in bearing capacity and can result in differential settlement of the foundation.

Limitations:

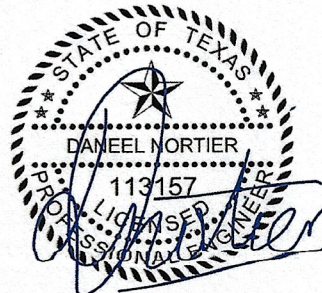
This report is intended for information purposes only, and the sole use of the client and/or homeowner. The scope of this report is limited to the items related to the foundation system only, and it is understood that detection of all existing or potential defects is not feasible for this type of evaluation. The intent of this report does not include judgment on any of the superstructure, detached buildings, retaining or privacy walls, concrete reinforcement and/or site drainage. In addition, the scope of this report excludes material and soil sampling/testing procedures and as such were not performed. The report is not to be used by others for any purpose without our written consent. Compliance with any code or specification other than as expressly noted in this report is specifically excluded. It is the responsibility of any Contractor to abide by any other applicable codes or specifications.

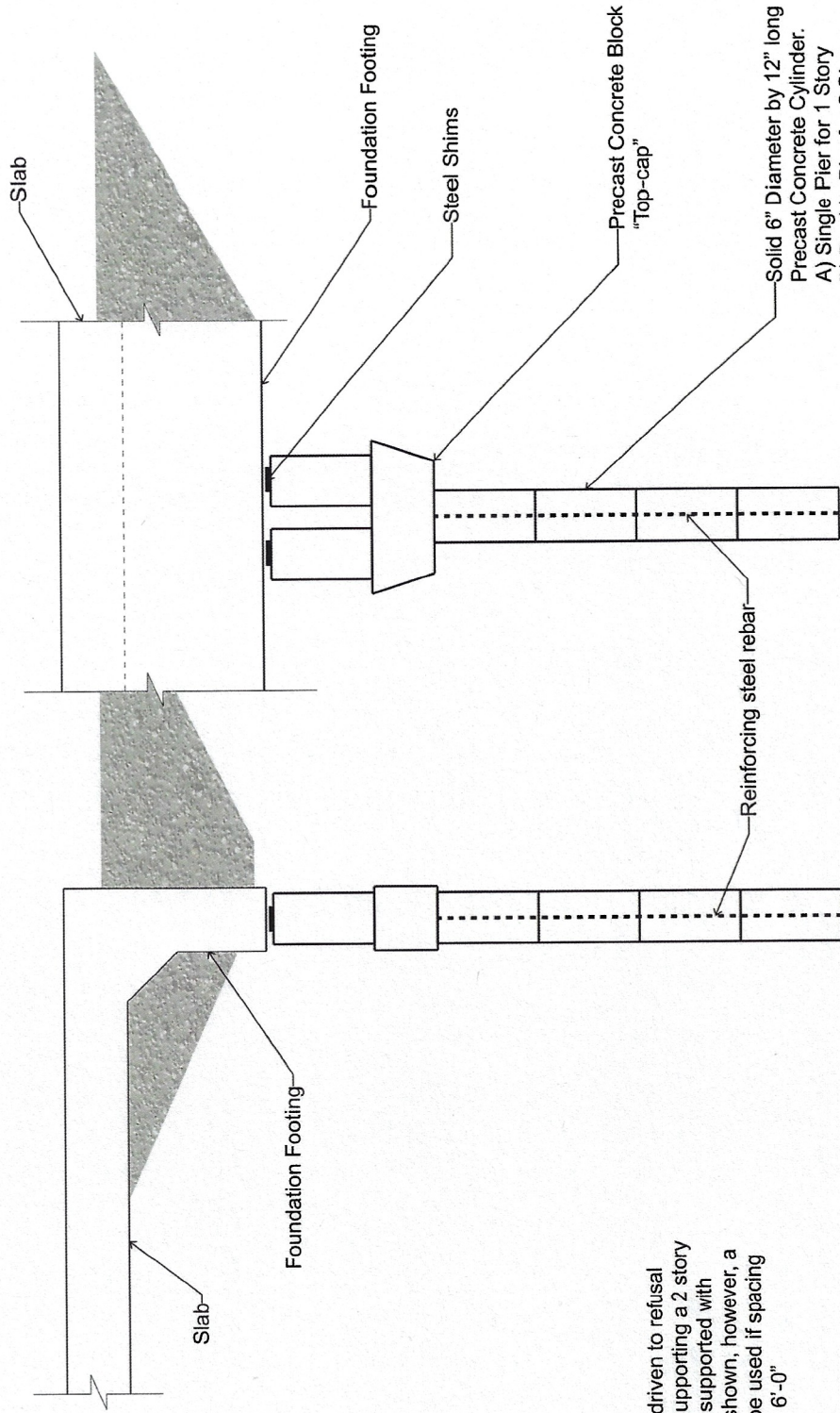
NEC shall have no liability for acts or omissions by the Contractor or his subcontractors performing work on this project, or the failure of the Contractor to perform the work in accordance with the limited repair plan. NEC is not responsible for the construction means, methods, techniques, sequence or procedures.

No warranty for any repairs, future foundation performance, structure, vegetation, or soils at the subject property are offered by this report, nor does this report imply any liability to NEC, nor Daneel Nortier, PE for any work to be performed as a result of this report. It is understood that soils in this area experience movement due to moisture fluctuations. Such soil movement could cause the foundation to move after the recommended repairs have been made. Any provided floor elevation data and recommended actions are based on soil conditions as they exist at the time of the evaluation. NEC does not warrant or imply that other problems may not occur in the future. No warranty, expressed or implied, is made or intended and the limit of liability shall be limited to the fee paid for this report at the time of evaluation.

Report Prepared by:
Nortier Engineering Consultants, LLC
Texas Engineering Firm (F-16800)

5/5/2026
Daneel Nortier, P.E.
Professional Engineer (TX#113157)

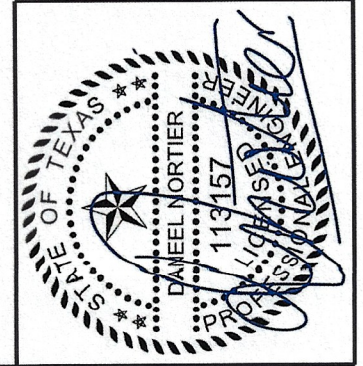




NOTES:

- 1) Piles shall be driven to refusal
- 2) Foundations supporting a 2 story building shall be supported with double piers as shown, however, a single pier may be used if spacing does not exceed 6'-0"

(See notes for additional information)



Precast Concrete Piling Detail Diagram
Not to scale

12/30/25



Final Review Report for Foundation Repair

Date: May 5, 2026

Attention: Straight Line Foundation Repair & Drainage Systems, LLC (The Client)

Subject: Foundation Review
1011 Thornridge Ct., Argyle, Texas (Guest House)

Authorization and Scope:

Nortier Engineering Consultants, LLC (NEC) has been retained by the Client to perform a review of the Contractor's installation information dated 4/1/2026 for the slab on grade foundation system of the 1 story residential home with brick veneer located at the subject address referenced above.

Conclusions/Specific Recommendation:

The Contractor presented data showing locations of newly installed piers as shown on the attached figure and elevations taken on the foundation. NEC has not performed a visual exam of the structure.

Based on review of the Contractor's data and reasonable professional engineering opinion, we've determined that the repairs performed are generally appropriate for this type of structure and the area in which the work is performed. The repair work performed is believed to have been acceptably completed, based on the information provided, in accordance with **Chapter 4 of the 2021 International Residential Code (IRC)**, as it relates to foundations and any local applicable amendments to the IRC. It is expected that the repairs performed should reduce future movement and minimize damage observed prior to foundation repairs.

In instances where partial repairs are performed, meaning the entire foundation has not been underpinned, potential differential movement may occur in the future. It should be noted that partial repairs modify the design of the foundation and while partial foundation repairs are generally an accepted industry practice, the possibility of future movement should be recognized. As such, it is typically understood that any non-supported areas are not covered by the Contractors' warranty.

This report is solely based on information gathered from conversations with the Contractors and reviewing the Contractor's data, and does not take into consideration any changes in condition of the foundation or soils after the date which the information was gathered.

General Recommendations:

It is recommended that a guttering system be installed if the house does not have gutters. Installing a guttering system will direct water away from the foundation and reduce the potential for ground erosion near the foundation footing.

It is also recommended that the plumbing systems be checked after any repairs are made to the foundation system. Vertical movement of the foundation system can impose stresses on the plumbing infrastructure and cause leaks.

It is recommended that soil grading be maintained such that the bottom portion of the foundation is below grade, as per the governing code and a watering system be utilized around the perimeter of the house. Fluctuations in moisture content of the soils near the foundation of the house can cause differential settlement. If the moisture content is kept consistent, the potential for differential movement is mitigated.

Furthermore, grading around the perimeter of the building should be maintained as sloping away from the foundation at a minimum of 6 inches fall within the first 10 feet from the foundation. Such grading configuration should prevent localized water accumulating around areas of the foundation. Saturated soils decline in bearing capacity and can result in differential settlement of the foundation.

Limitations:

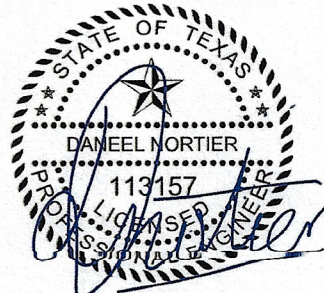
This report is intended for information purposes only, and the sole use of the client and/or homeowner. The scope of this report is limited to the items related to the foundation system only, and it is understood that detection of all existing or potential defects is not feasible for this type of evaluation. The intent of this report does not include judgment on any of the superstructure, detached buildings, retaining or privacy walls, concrete reinforcement and/or site drainage. In addition, the scope of this report excludes material and soil sampling/testing procedures and as such were not performed. The report is not to be used by others for any purpose without our written consent. Compliance with any code or specification other than as expressly noted in this report is specifically excluded. It is the responsibility of any Contractor to abide by any other applicable codes or specifications.

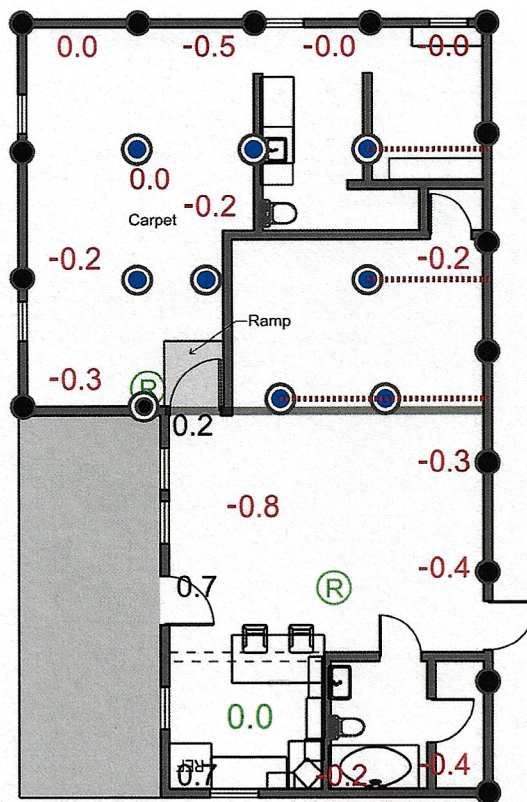
NEC shall have no liability for act or omissions by the Contractor or his subcontractors performing work on this project, or the failure of the Contractor to perform the work in accordance with the limited repair plan. NEC is not responsible for the construction means, methods, techniques, sequence or procedures.

No warranty for any repairs, future foundation performance, structure, vegetation, or soils at the subject property are offered by this report, nor does this report imply any liability to NEC, nor Daneel Nortier, PE for any work to be performed as a result of this report. It is understood that soils in this area experience movement due to moisture fluctuations. Such soil movement could cause the foundation to move after the recommended repairs have been made. Any provided floor elevation data and recommended actions are based on soil conditions as they exist at the time of the evaluation. NEC does not warrant or imply that other problems may not occur in the future. No warranty, expressed or implied, is made or intended and the limit of liability shall be limited to the fee paid for this report at the time of evaluation.

Report Prepared by:
Nortier Engineering Consultants, LLC
Texas Engineering Firm (F-16800)

5/5/2026
Daneel Nortier, P.E.
Professional Engineer (TX#113157)

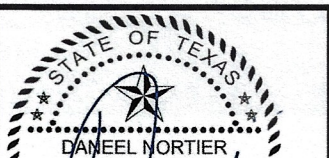




- New Pier (Conc.)
- New Pier (Conc. BO)

SCALE: NTS

All measurements shown in decimal inches



NOTE:

THIS FIGURE IS PROVIDED FOR PERMITTING PURPOSES ONLY. IT IS UNDERSTOOD THAT ADDITIONAL WORK MAY BE REQUIRED AS DICTATED BY FIELD CONDITIONS. NEC HAS PROVIDED REVIEW OF THIS REPAIR PLAN AND IT IS OUR OPINION THAT IT IS REASONABLE AND APPROPRIATE FOR THE GIVEN STRUCTURE. IF INTERIOR PIERS ARE SHOWN THE CONTRACTOR SHALL PLACE THEM BASED ON THE LOCATIONS OF GRADE BEAMS, PLUMBING LINES AND STEEL REINFORCEMENT, THEREFORE, THE LOCATIONS SHOWN ON THIS FIGURE ARE APPROXIMATE. THE CONTRACTOR SHALL PROVIDE THE MEANS-AND-METHODS OF THIS INSTALLATION. THIS IS A PROPOSED SCOPE OF WORK AND HAS NOT BEEN COMPLETED.



Initial Report for Foundation Assessment

Date: May 5, 2026

Attention: Straight Line Foundation Repair & Drainage Systems, LLC (The Client)

Subject: Foundation Review
1011 Thornridge Ct., Argyle, Texas (Main House)

Authorization and Scope:

Nortier Engineering Consultants, LLC (NEC) has been retained by the Client to perform a review of the Contractor's limited repair plan dated **4/7/2026** for the slab and pier and beam combination foundation system of the 1 story residential home with brick veneer located at the subject address referenced above. This report provides our opinion as to whether or not the repair plan presented by the Contractor is reasonable for the structure in question based upon the elevations taken.

Conclusions/Specific Recommendation:

NEC performed a review of the Contractor's limited repair plan for the foundation for the subject property on 5/5/2026. The Contractor performed a floor survey using a Zip-level Pro-2000 series, collecting relative floor elevations, to aid in surface topography mapping of the floor(s). Elevations shown are adjusted for the type of flooring encountered to reflect a consistent measuring plane. The map of the existing floor elevations can be seen in the figure attached to this report. NEC has not performed a visual evaluation of the structure.

Based on review of the Contractor's limited repair plan for the foundation, and reasonable professional engineering opinion, we've determined that settlement of the foundation has occurred and should be repaired. Although complete levelness cannot be guaranteed, or may not be attainable, the Contractor's proposed plan should improve the performance of the foundation. It is recommended that **ten (10) piers** be installed as indicated on the figure(s) attached to this report. Furthermore, the proposed foundation repairs shall meet or exceed **Chapter 4 of the 2021 International Residential Code (IRC)**, as it relates to foundations and any local applicable amendments to the IRC.

This report is solely based on information gathered from reviewing the Contractor's limited repair plan, and does not take into consideration any changes in condition of the foundation or soils after the date which the information was gathered.

General Recommendations:

It is recommended that a guttering system be installed if the house does not have gutters. Installing a guttering system will direct water away from the foundation and reduce the potential for ground erosion near the foundation footing.

It is also recommended that the plumbing systems be checked after any repairs are made to the foundation system. Vertical movement of the foundation system can impose stresses on the plumbing infrastructure and cause leaks.

It is recommended that soil grading be maintained such that the bottom portion of the foundation is below grade, as per the governing code and a watering system be utilized around the perimeter of the house. Fluctuations in moisture content of the soils near the foundation of the house can cause differential settlement. If the moisture content is kept consistent, the potential for differential movement is mitigated.

Furthermore, grading around the perimeter of the building should be maintained as sloping away from the foundation at a minimum of 6 inches fall within the first 10 feet from the foundation. Such grading configuration should prevent localized water accumulating around areas of the foundation. Saturated soils decline in bearing capacity and can result in differential settlement of the foundation.

Limitations:

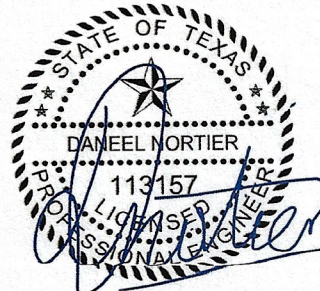
This report is intended for information purposes only, and the sole use of the client and/or homeowner. The scope of this report is limited to the items related to the foundation system only, and it is understood that detection of all existing or potential defects is not feasible for this type of evaluation. The intent of this report does not include judgment on any of the superstructure, detached buildings, retaining or privacy walls, concrete reinforcement and/or site drainage. In addition, the scope of this report excludes material and soil sampling/testing procedures and as such were not performed. The report is not to be used by others for any purpose without our written consent. Compliance with any code or specification other than as expressly noted in this report is specifically excluded. It is the responsibility of any Contractor to abide by any other applicable codes or specifications.

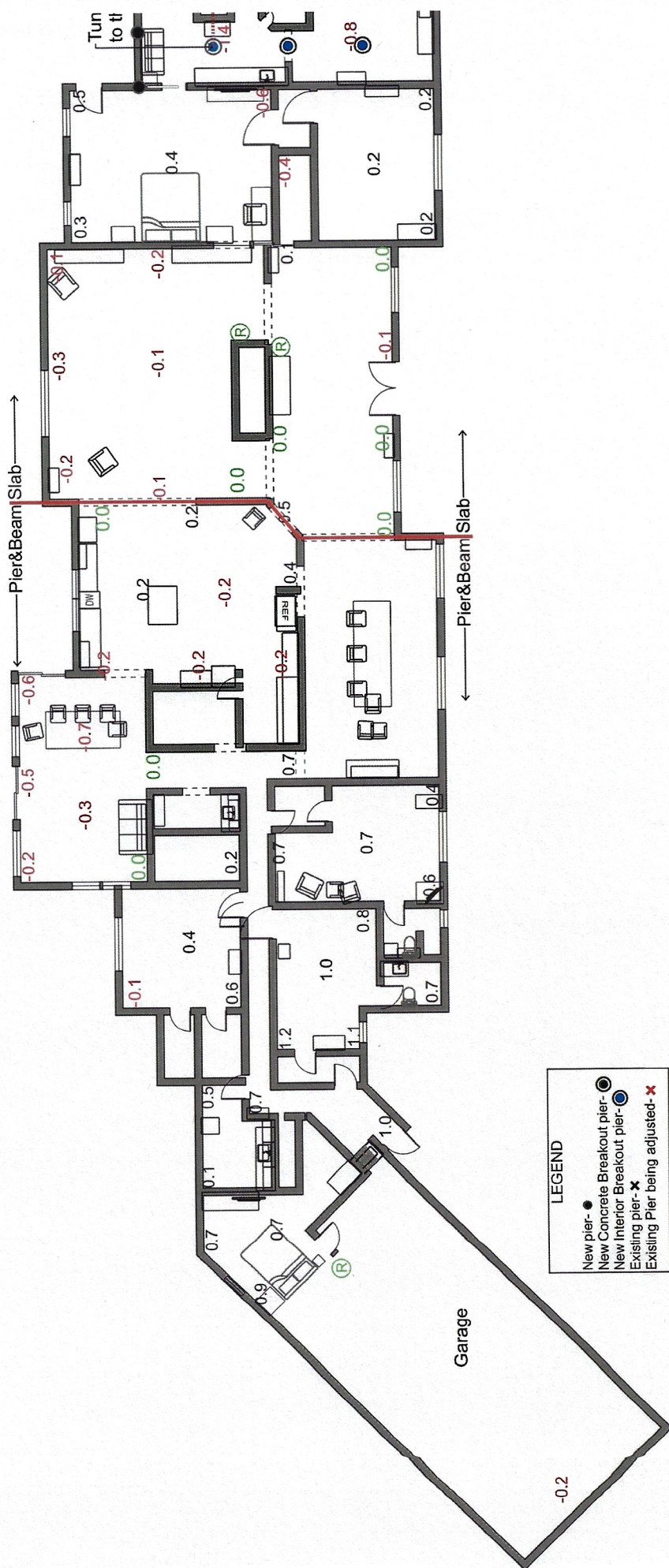
NEC shall have no liability for acts or omissions by the Contractor or his subcontractors performing work on this project, or the failure of the contractor to perform the work in accordance with the limited repair plan. NEC is not responsible for the construction means, methods, techniques, sequence or procedures.

No warranty for any repairs, future foundation performance, structure, vegetation, or soils at the subject property are offered by this report, nor does this report imply any liability to NEC, nor Daneel Nortier, PE for any work to be performed as a result of this report. It is understood that soils in this area experience movement due to moisture fluctuations. Such soil movement could cause the foundation to move after the recommended repairs have been made. Any provided floor elevation data and recommended actions are based on soil conditions as they exist at the time of the evaluation. NEC does not warrant or imply that other problems may not occur in the future. No warranty, expressed or implied, is made or intended and the limit of liability shall be limited to the fee paid for this report at the time of evaluation.

Report Prepared by:
Nortier Engineering Consultants, LLC
Texas Engineering Firm (F-16800)

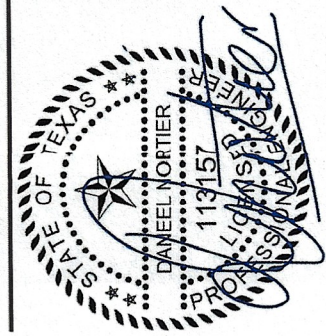
5/5/2026
Daneel Nortier, P.E.
Professional Engineer (TX#113157)





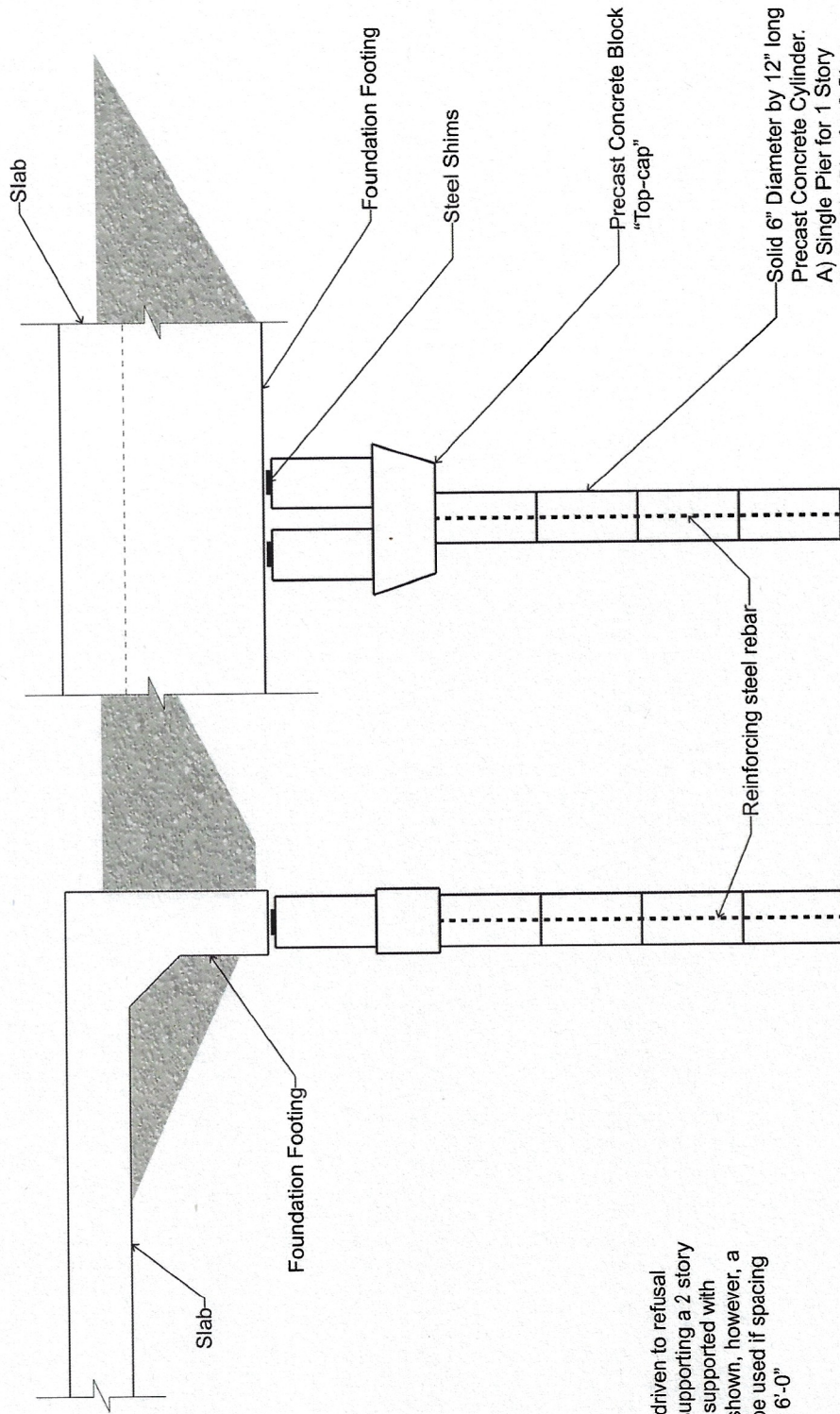
SCALE: NTS

All measurements shown in decimal inches



NOTE: THIS FIGURE IS PROVIDED FOR PERMITTING PURPOSES ONLY. IT IS UNDERSTOOD THAT ADDITIONAL WORK MAY BE REQUIRED AS DICTATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL PROVIDE THE MEANS-AND-METHODS OF THIS INSTALLATION. THIS IS A PROPOSED SCOPE OF WORK AND HAS NOT BEEN COMPLETED.

1011 Thornridge Ct (Main House) Argyle, Texas		
05/05/26	By: DN	



NOTES:

- 1) Piles shall be driven to refusal
- 2) Foundations supporting a 2 story building shall be supported with double piers as shown, however, a single pier may be used if spacing does not exceed 6'-0"

(See notes for additional information)



12/30/25

Precast Concrete Piling Detail Diagram
Not to scale



Final Review Report for Foundation Repair

Date: May 5, 2026

Attention: Straight Line Foundation Repair & Drainage Systems, LLC (The Client)

Subject: Foundation Review
1011 Thornridge Ct., Argyle, Texas (Main House)

Authorization and Scope:

Nortier Engineering Consultants, LLC (NEC) has been retained by the Client to perform a review of the Contractor's installation plan dated **4/8/2026** for the slab and pier and beam combination foundation system of the 1 story residential home with brick veneer located at the subject address referenced above.

Conclusions/Specific Recommendation:

The Contractor presented data showing locations of newly installed piers as shown on the attached figure, as well as elevations taken on the foundation. NEC has not performed a visual exam of the structure.

Based on review of the Contractor's data and reasonable professional engineering opinion, we've determined that the repairs performed are generally appropriate for this type of structure and the area in which the work is performed. The repair work performed is believed to have been acceptably completed, based on the information provided, in accordance with **Chapter 4 of the 2021 International Residential Code (IRC)**, as it relates to foundations and any local applicable amendments to the IRC. It is expected that the repairs performed should reduce future movement and minimize damage observed prior to foundation repairs.

In instances where partial repairs are performed, meaning the entire foundation has not been underpinned, potential differential movement may occur in the future. It should be noted that partial repairs modify the design of the foundation and while partial foundation repairs are generally an accepted industry practice, the possibility of future movement should be recognized. As such, it is typically understood that any non-supported areas are not covered by the Contractors' warranty.

This report is solely based on information gathered from conversations with the Contractors and reviewing the Contractor's data, and does not take into consideration any changes in condition of the foundation or soils after the date which the information was gathered.

General Recommendations:

It is recommended that a guttering system be installed if the house does not have gutters. Installing a guttering system will direct water away from the foundation and reduce the potential for ground erosion near the foundation footing.

It is also recommended that the plumbing systems be checked after any repairs are made to the foundation system. Vertical movement of the foundation system can impose stresses on the plumbing infrastructure and cause leaks.

It is recommended that soil grading be maintained such that the bottom portion of the foundation is below grade, as per the governing code and a watering system be utilized around the perimeter of the house. Fluctuations in moisture content of the soils near the foundation of the house can cause differential settlement. If the moisture content is kept consistent, the potential for differential movement is mitigated.

Furthermore, grading around the perimeter of the building should be maintained as sloping away from the foundation at a minimum of 6 inches fall within the first 10 feet from the foundation. Such grading configuration should prevent localized water accumulating around areas of the foundation. Saturated soils decline in bearing capacity and can result in differential settlement of the foundation.

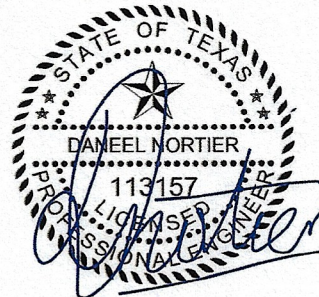
Limitations:

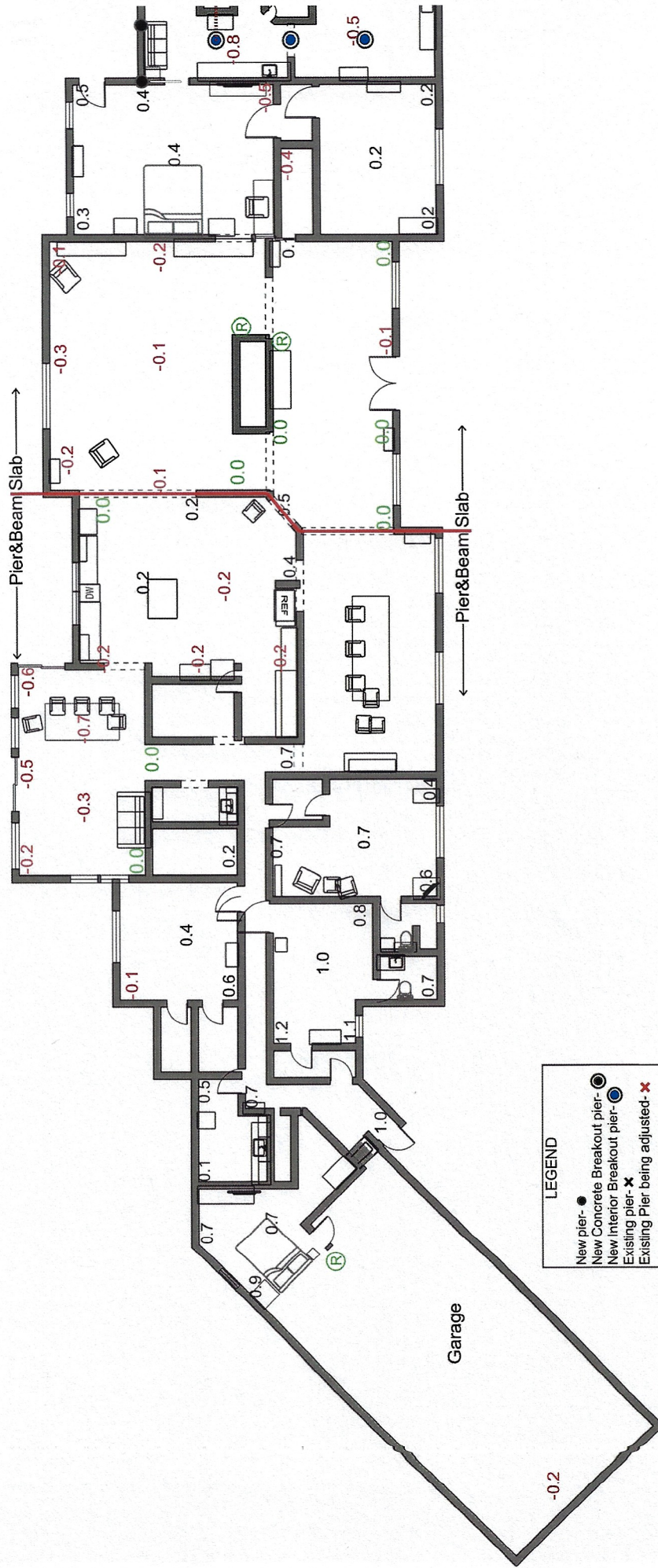
This report is intended for information purposes only, and the sole use of the client and/or homeowner. The scope of this report is limited to the items related to the foundation system only, and it is understood that detection of all existing or potential defects is not feasible for this type of evaluation. The intent of this report does not include judgment on any of the superstructure, detached buildings, retaining or privacy walls, concrete reinforcement and/or site drainage. In addition, the scope of this report excludes material and soil sampling/testing procedures and as such were not performed. The report is not to be used by others for any purpose without our written consent. Compliance with any code or specification other than as expressly noted in this report is specifically excluded. It is the responsibility of any Contractor to abide by any other applicable codes or specifications.

No warranty for any repairs, future foundation performance, structure, vegetation, or soils at the subject property are offered by this report, nor does this report imply any liability to NEC, nor Daneel Nortier, PE for any work to be performed as a result of this report. It is understood that soils in this area experience movement due to moisture fluctuations. Such soil movement could cause the foundation to move after the recommended repairs have been made. Any provided floor elevation data and recommended actions are based on soil conditions as they exist at the time of the evaluation. NEC does not warrant or imply that other problems may not occur in the future. No warranty, expressed or implied, is made or intended and the limit of liability shall be limited to the fee paid for this report at the time of evaluation.

Report Prepared by:
Nortier Engineering Consultants, LLC
Texas Engineering Firm (F-16800)

5/5/2026
Daneel Nortier, P.E.
Professional Engineer (TX#113157)





SCALE: NTS

All measurements shown in decimal inches



NOTE:

THIS FIGURE IS PROVIDED FOR PERMITTING PURPOSES ONLY. IT IS UNDERSTOOD THAT ADDITIONAL WORK MAY BE REQUIRED AS DICTATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL PLACE THEM BASED ON THE LOCATIONS OF GRADE BEAMS, PLUMBING LINES AND STEEL REINFORCEMENT. THEREFORE, THE LOCATIONS SHOWN ON THIS FIGURE ARE APPROXIMATE. THE CONTRACTOR SHALL PROVIDE THE MEANS-AND-METHODS OF THIS INSTALLATION. THIS IS A PROPOSED SCOPE OF WORK AND HAS NOT BEEN COMPLETED.

05/05/26

By: DN

1011 Thornridge Ct (Main House)
Argyle, Texas





Warranty Certificate

This is to certify to all that:

The current resident/owner of the property located at:

Address: 1011 Thornridge Ct City: Argyle State : TX Zip: 76226

Has received a: Lifetime Warranty- Piers

Dated: March 30th, 2026

THIS WARRANTY SHALL BE NULL AND VOID IF:

1. Full payment is not made within 30 days of completion of work as specified.
2. An additional story is added to the structure, or changes of a similar scope are made without prior written approval of Straight Line Foundation Repair & Drainage, LLC.
3. The structure is sited on a fault or is affected by an earthquake.
4. Underground facilities or swimming pools are installed after the work is complete within a horizontal distance from the foundation equal to or less than their depth.
5. The foundation is undermined (i.e. soil slumping, eroding, plumbing leaks, creek beds, excavation, absence of gutters around home, etc..)
6. The natural eroding of existing structure.
7. Any intentional or accidental damage, fire, flooding, windstorm, earthquake, or other natural disasters.
8. A passed Hydrostatic plumbing test on the fresh water and sewer system must be obtained by the owner of the property in order for any warranty work to be performed. Owner must submit the test results to Straight Line Foundation Repair via email, fax, or regular mail.

LIFETIME WARRANTY APPLIES TO PIERS ONLY (Warranty Terms for Pier and Beam and or Drainage work will be stated in the signed contract)

It is the intention of Straight Line to permanently stabilize the settlement of that portion of the foundation covered by this contract within one (1) part in two hundred and forty (240) parts for the life of the structure that it supports (1" in 20' horizontal span or 1/4 inch in a 5 foot horizontal span). Straight Line Foundation Repair & Drainage, LLC is not liable for any foundation or pier movements caused by inadequate drainage, surface water, or plumbing problems. These problems often create a condition known as "up thrust" or "upheaval" which cannot be rectified solely with foundation repair work. Problems of this nature will void the warranty. This warranty covers what is written on the original signed contract only, (unless additional work is agreed upon in writing and signed by both parties) and in no way implies or specifies coverage of incidental or related damage, such as drywall cracking, plumbing problems, roof leaks, foliage loss (either when original work is performed or when adjustments are made), or any other unspecified damages. Acts of God and natural disaster/phenomena are also not covered under this warranty, and may result in warranty becoming null and void. Possession of this warranty document is required for any warranty claim. New original copies of this warranty document may be obtained from Straight Line Foundation Repair & Drainage, LLC for a nominal fee. This warranty is automatically transferred to any new owners of the above listed property at any time. There are no transfer fees. Straight Line asks that the new owner of this property contact our office so we can update the property information. You can do this by calling or emailing us.

Straight Line Foundation Repair & Drainage, LLC- 8112 White Settlement Rd., White Settlement, TX 76108 -817-640-1000.
office@straightlinefoundationrepair.com

ARBITRATION OF DISPUTES

In the event that the owner and Straight Line cannot agree the movement in the foundation has been controlled and settlement is within the tolerances specified about, it is specifically agreed by acceptance of this warranty that the matter shall be determined by binding arbitration. Each party shall select one (1) arbitrator who shall be a Registered Professional, Civil or Structural Engineer, experienced in the field of shallow foundations and engaged solely in the private practice of his or her profession. If the two (2) selected engineers cannot reach agreement, then an arbitrator of the life qualifications shall be selected by the American Arbitration Association or any successor thereto.

Gaven Herriott

Gaven Herriott – Owner

03/30/2026

Date